



KEITH KNOX

TREASURER AND TAX COLLECTOR

COUNTY OF LOS ANGELES TREASURER AND TAX COLLECTOR

Kenneth Hahn Hall of Administration
500 West Temple Street, Room 437, Los Angeles, California 90012
Telephone: (213) 974-2101 Fax: (213) 626-1812
ttc.lacounty.gov and propertytax.lacounty.gov

Board of Supervisors

HILDA L. SOLIS
First District

HOLLY J. MITCHELL
Second District

SHEILA KUEHL
Third District

JANICE HAHN
Fourth District

KATHRYN BARGER
Fifth District

March 07, 2023

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

CHAPTER 8 AGREEMENT SALE NUMBER 2874 TO PURCHASE TAX-DEFAULTED PROPERTIES SUBJECT TO THE TAX COLLECTOR'S POWER TO SELL (FIFTH SUPERVISORIAL DISTRICT) (3-VOTES)

SUBJECT

The Palmdale Water District (District), a public agency, is seeking to purchase two tax-defaulted properties through the Chapter 8 Agreement Sale. The Chapter 8 Agreement Sale allows eligible public agencies and nonprofit organizations the opportunity to purchase tax-defaulted properties subject to the tax collector's power to sell for a qualifying public purpose or benefit. The District's proposed use of the properties is for district distribution facilities, a qualifying public purpose.

IT IS RECOMMENDED THAT THE BOARD:

Approve and instruct the Chair of the Board to sign the Chapter 8 Agreement Sale Number 2874, authorizing the Treasurer and Tax Collector (TTC) to sell two tax-defaulted properties subject to the tax collector's power to sell to the District, for the estimated purchase price of \$106,505, comprised of delinquent taxes, redemption penalties, and the projected costs of the Chapter 8 Agreement Sale.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The TTC will sell the properties in accordance with the provisions of Division 1, Part 6, Chapter 8 of the Revenue and Taxation Code (R&TC), and the Board of Supervisors' policy adopted on November 24, 1970. Exhibit A of the Chapter 8 Agreement Sale indicates the legal description and selling price of the properties.

Implementation of Strategic Plan Goals

The recommended action supports County Strategic Plan Strategy III.3 – Pursue Operational Effectiveness, Fiscal Responsibility, and Accountability.

FISCAL IMPACT/FINANCING

The revenue generated from the Chapter 8 Agreement Sale will recover all of the defaulted property taxes owed on the properties, with proceeds apportioned among the affected taxing agencies.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The Chapter 8 Agreement Sale is for the purchase of two vacant lots in the unincorporated area of Antelope Valley with no assigned street address. The TTC scheduled the properties for the 2022A Online Auction. On March 2, 2022, the District submitted its application to purchase the properties.

- Assessor's Identification Number (AIN) 3054-024-066 is a 108,249 square foot (2.49 acres) lot located near Sky Vista Terrace. Francisco J. and Barbara Alegria own the property. The property has been tax defaulted since 2008, and we have not received any payments since then. Its estimated purchase price is \$38,248.
- AIN 3053-031-011 is a 217,962 square foot (5.00 acres) lot located near East Carson Mesa Road. Johnny L. Boston owns the property. The property has been tax defaulted since 2008, and we have not received any payments since then. Its estimated purchase price is \$68,257.

The estimated purchase price of each property is based on the amount due as of September 20, 2023, the anticipated completion date, and includes the projected costs of the Chapter 8 Agreement Sale, which consist of the costs of notification, publication, postage, title report, recording, and State and transfer taxes, if applicable.

The Chapter 8 Agreement Sale includes the Real Property Description and Purchase Price (Exhibit A), and the Assessor's Plat Maps. Attachment A contains the District's Application to Purchase Tax-Defaulted Property from the County, letter to purchase the properties, Resolution No. 22-15 of the Board of Directors of the District authorizing the purchase, Mission Statement, and the District's Sphere of Influence Map. County Counsel has approved the Chapter 8 Agreement Sale as to form.

The Chapter 8 Agreement Sale permits eligible public agencies and nonprofit organizations to acquire tax-defaulted properties subject to the tax collector's power to sell, pursuant to R&TC Section 3791 et seq.

R&TC Section 3794.3 states that a sale under this chapter shall take place only if approved by the Board of Supervisors. In accordance with R&TC Section 3795, following approval by the Board of Supervisors, the TTC shall submit the Chapter 8 Agreement Sale to the State Controller's Office for final approval.

After Board and State Controller approval, and per R&TC Section 3798, the TTC will publish a notice of the Chapter 8 Agreement Sale once a week, for three consecutive weeks, in a newspaper of general circulation published in the County. Concurrently, the TTC shall also provide notice on its website.

Lastly, pursuant to R&TC Section 3799, the TTC will make all reasonable efforts to contact the owner(s) and parties of interest to inform them of their tax liabilities and the provisions for the redemption of the property prior to completing the Chapter 8 Agreement Sale.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Not Applicable.

CONCLUSION

Upon approval of the attached Chapter 8 Agreement Sale Number 2874, the TTC requests that the Executive Officer-Clerk of the Board of Supervisors return all original documents to the Secured Property Tax Division at 225 North Hill Street, Room 130, Los Angeles, California 90012 for further processing.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'K Knox', is written over a horizontal line.

KEITH KNOX

Treasurer and Tax Collector

KK:EBG:DB:MM:rd

Enclosures

c: Assessor
Chief Executive Officer
Executive Officer, Board of Supervisors
Auditor-Controller
Interim County Counsel
Palmdale Water District

**CHAPTER 8 AGREEMENT
SALE NUMBER 2874
PALMDALE WATER DISTRICT
FIFTH SUPERVISORIAL DISTRICT**

RECORDING REQUESTED BY AND
AFTER RECORDATION, MAIL TO:
TREASURER AND TAX COLLECTOR
COUNTY OF LOS ANGELES
225 NORTH HILL STREET, ROOM 130
LOS ANGELES, CA 90012

(Space above line for Recorder's use)

(PUBLIC AGENCY AGREEMENT)

**AGREEMENT FOR SALE AND PURCHASE OF TAX-DEFAULTED REAL PROPERTY
AND COVENANTS, CONDITIONS, AND RESTRICTIONS.**

ASSESSOR'S IDENTIFICATION NUMBERS:

3054-024-066, 3054-023-041, 3053-031-011

This Agreement by and the County of Los Angeles (Seller) and Palmdale Water District (Purchaser), a public agency is made

_____, in accordance with the provisions of
California law.

The real Properties situated within the County of Los Angeles, as set forth and described in Exhibit A of this Agreement, are tax-defaulted and Subject to the Tax Collector's Power to Sell for nonpayment of taxes, pursuant to California Revenue and Taxation Code (R&TC) Section 3691.

THE PARTIES MUTUALLY AGREE AS FOLLOWS:

1. Subject to approval by the California State Controller and the County of Los Angeles Board of Supervisors and subject to termination of redemption rights under the R&TC Section 3803, Seller agrees to sell to Purchaser the real property described in Exhibit A of this Agreement, pursuant to Division 1, Part 6, Chapter 8 of the R&TC.
2. The Purchaser agrees to and shall pay the purchase price for the Property, as stipulated in Exhibit A, which includes the mandated notification costs of this Agreement and which are due and payable within 14 days of the effective date of the sale. The resolution by Purchaser's governing board authorizing the purchase is attached as Exhibit B.

3. NO WARRANTIES OR REPRESENTATIONS

The Seller makes no representation concerning the condition of title to the subject Property. The Seller does not warrant title to the Property or make any representations concerning the title. Additionally, the Seller makes no representation concerning the physical condition of the subject Property and the Purchaser acknowledges that it is not relying upon any statements or representations of the Seller concerning the subject Property, and is purchasing the subject Property in its "as is" condition.

4. PAYMENT OF COSTS

The Purchaser shall pay the purchase price of the Property and costs of the sale, including but not limited to: the cost of giving notice of this Agreement; the cost of publishing or posting the notice of this Agreement; the cost of proceeding to obtain a clear title to the Property; and the expenses incurred in the payment, compromise, or other method of removal of any liens or adverse claims against the Property.

5. CONSIDERATION

The Seller shall sell the Property(s) listed in Exhibit A as a single transaction to the Purchaser in consideration of the receipt of the payments listed in this Agreement.

6. REDEMPTION

If any of the Properties listed in Exhibit A are redeemed prior to the effective date of this Agreement, this Agreement shall be null and void as to that Property or Properties. Notwithstanding the foregoing, this Agreement shall be binding and shall remain in full force and effect with respect to any remaining Property(s).

7. REVIVAL AND RIGHT OF REDEMPTION

This Agreement shall become null and void and the right of redemption restored upon the failure of the Purchaser to comply with the Terms and Conditions of this Agreement prior to the tax deed recordation. The Purchaser will be required to reimburse the Tax Collector for the costs for producing notice, publication, and actual costs incurred for preparing and conducting the Chapter 8 Agreement Sale if these expenses have already been incurred.

8. INDEMNITY

The Purchaser shall indemnify the Seller from and against any and all liability, loss, costs, damages, attorney's fees, and any and all other expenses which the Seller may sustain or incur by reasons of a challenge to the validity of the Sale of the Tax-Defaulted Property described in Exhibit A. Pursuant to R&TC Section 3809, a proceeding based on alleged invalidity or irregularity of any proceeding instituted must be commenced within one year after the date of execution of the Tax Collector's deed.

9. ENVIRONMENTAL CONDITION OF PROPERTY

The Property acquired pursuant to this Agreement may contain hazardous wastes, toxic substances, or other substances regulated by federal, state, and local agencies. The Seller in no way whatsoever assumes any responsibility, implied or otherwise, and makes no representations that the Property(s) are in compliance with federal, state, or local laws governing such substances. The Seller in no way assumes any responsibility, implied or otherwise, for any costs or liability of any kind imposed upon or voluntarily assumed by the Purchaser or any other owner to remediate, clean up, or otherwise bring the Property(s) into compliance according to federal, state, or local environmental laws.

10. COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY ACT (CERCLA)

The Seller and the Purchaser agree that under United States Code, Title 42, Section 9601(20)(d), the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) expressly excludes local and state governments from clean-up liability for properties they acquire as a result of tax delinquencies. Notwithstanding this provision, the Purchaser shall defend, indemnify, and hold harmless the Seller, its Board of Supervisors, officers, claims, actions, liabilities, losses, damages, and costs, including reasonable attorney's fees, arising out of or resulting from the performance of this Agreement, regardless of whether caused in part by a party indemnified hereunder, including but not limited to allegations that the Seller and/or the Seller's officers, directors, agents, employees, or volunteers are liable for costs or other charges related to the remediation, clean up, or other work necessary to bring any Property purchased under this Agreement into compliance with federal, state, or local environmental laws.

11. JURISDICTION BOUNDARIES

If the Purchaser is a district as defined by Government Code 56036(a), the purchased Property must be within the Purchaser's jurisdiction, unless a letter from Purchaser's legal counsel stating that either the influence has been extended by the Local Agency Formation Commission (LAFCO) to include the Property or the Property may be purchased without conflict with sphere of influence parameters.

12. ENTIRE AGREEMENT

This Agreement, with Exhibits A and B, constitute the entire Agreement of the parties.

EXHIBIT A

Real Property Description and Purchase Price

EXHIBIT B

Resolution of Governing Board

APPROVED AS TO FORM:

Dawyn R. Harrison
Interim County Counsel

By Matthew D. O.

Senior Deputy County Counsel

If all or any portion of any individual parcel listed in Exhibit A is redeemed prior to the effective date of this Agreement, this Agreement shall be null and void only as it pertains to that individual parcel.

The undersigned hereby agree to the terms and conditions of this Agreement and are authorized to sign for said agencies.

ATTEST:

Gloria Dizmang
Palmdale Water District

By: Gloria Dizmang

President,
Board of Directors

Title

(seal)

ATTEST: Board of Supervisors, County of Los Angeles

By: _____
Executive Officer-Clerk

By: _____
Chair of the Board of Supervisors
of the Board of Supervisors

By: _____
Deputy

(seal)

This Agreement was submitted to me before execution by the Board of Supervisors and I have compared the same with the records of County of Los Angeles relating to the real Property described herein.



County of Los Angeles Tax Collector

Pursuant to the provisions of R&TC Section 3775, the Controller agrees to the selling price set forth and, pursuant to the provisions of section 3795 approves the foregoing agreement on this _____ day of _____, 20____ is approved.

BETTY T. YEE
CALIFORNIA STATE CONTROLLER

By: _____
Jennifer Montecinos, Manager
Tax Administration Section

EXHIBIT A

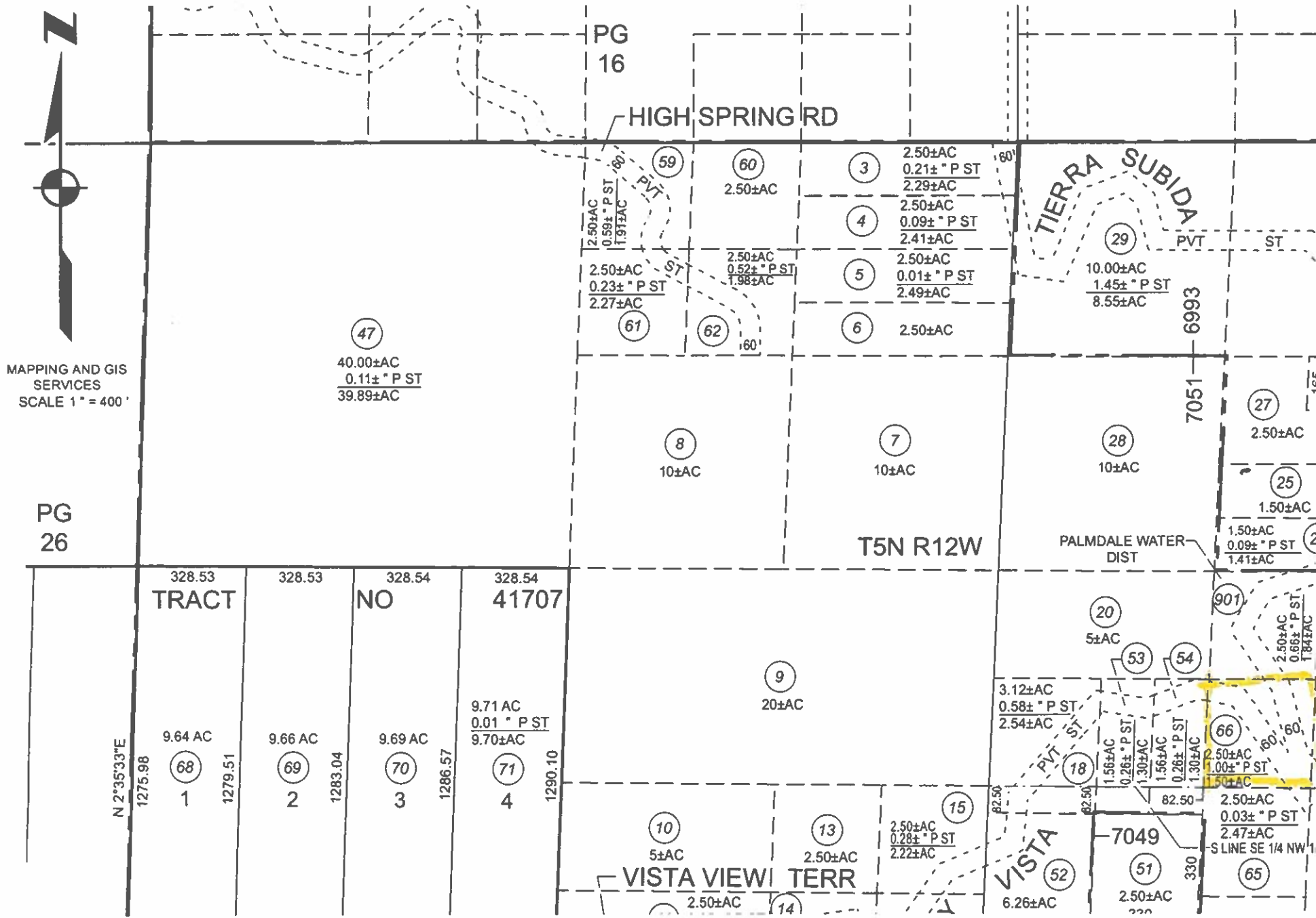
REAL PROPERTY DESCRIPTION AND PURCHASE PRICE

ITEM	DESCRIPTION
Supervisory District	5th
Location	UNINCORPORATED AREA OF ANTELOPE VALLEY
Address	VACANT LOT
Assessor's Identification Number	3054-024-066
Legal Description	*SW 1/4 OF NE 1/4 OF SW 1/4 OF NE 1/4 OF SEC 9 T 5N R 12W
Size/Area	108,249 SQ. FT. (2.49 ACRES)
Agreement Number	2874
First Year of Default	2008
Estimated Purchase Price	\$38,248
Purpose of Acquisition	TO BE USED FOR DISTRICT DISTRIBUTION FACILITIES

ITEM	DESCRIPTION
Supervisory District	5th
Location	UNINCORPORATED AREA OF ANTELOPE VALLEY
Address	VACANT LOT
Assessor's Identification Number	3053-031-011
Legal Description	W 5 ACS OF SE 1/4 OF NE 1/4 OF SW 1/4 OF SEC 13 T 5N R 12W
Size/Area	217,962 SQ. FT. (5.00 ACRES)
Agreement Number	2874
First Year of Default	2008
Estimated Purchase Price	\$68,257
Purpose of Acquisition	TO BE USED FOR DISTRICT DISTRIBUTION FACILITIES

Note: The estimated purchase price of each property is based on the amount due as of September 20, 2023, the anticipated completion date, and includes the projected costs of the Chapter 8 Agreement Sale, which consist of notification, publication, postage, title report, recording, and State and transfer taxes, if applicable.

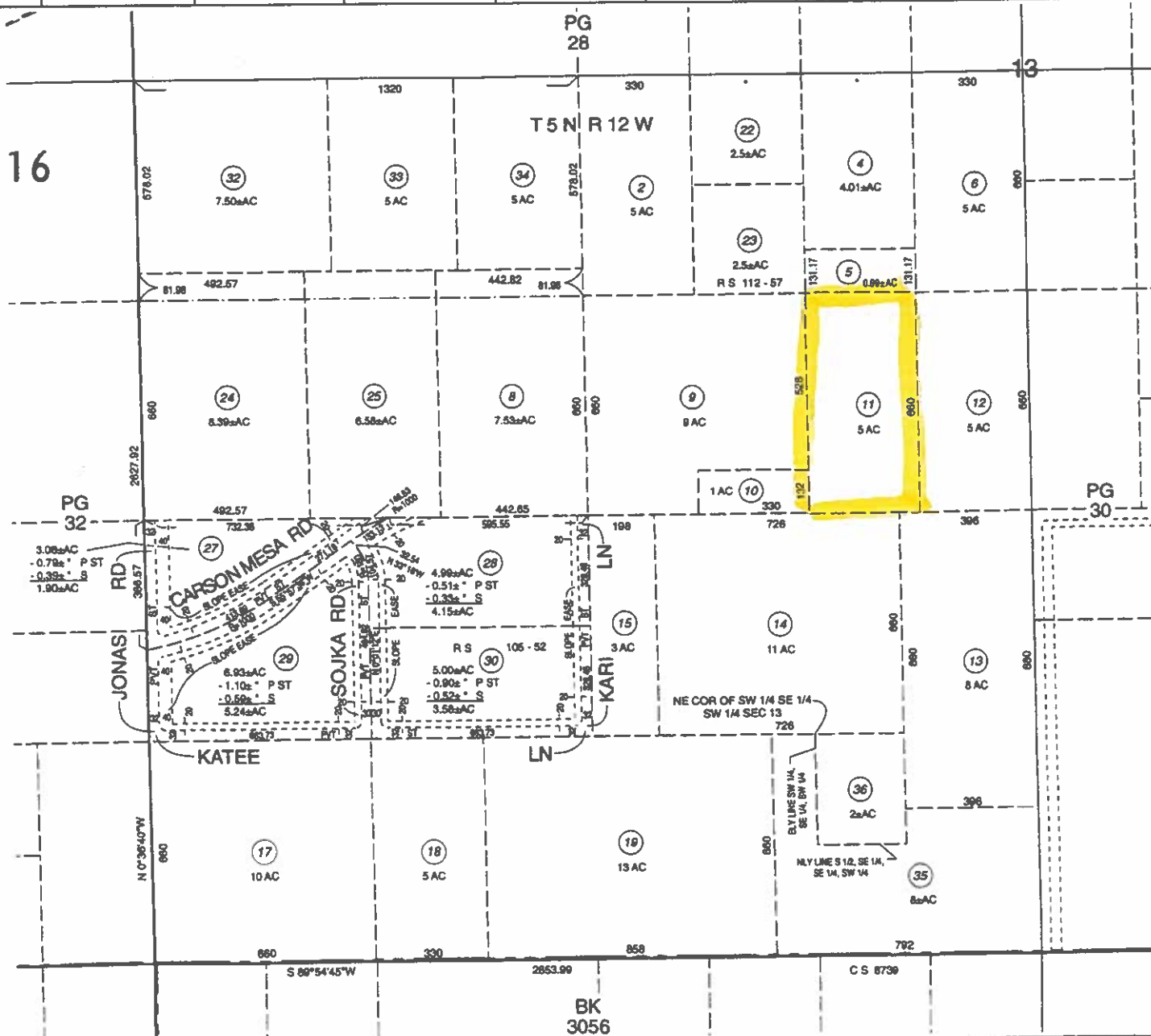
2020





**MAPPING AND GIS
SERVICES
SCALE 1" = 300'**

2016



DATE PRINTED: 7/21/2015 10:55:29 AM
DATE SAVED: 7/21/2015 10:55:13 AM

RECORDING REQUESTED BY AND
AFTER RECORDATION, MAIL TO:
TREASURER AND TAX COLLECTOR
COUNTY OF LOS ANGELES
225 NORTH HILL STREET, ROOM 130
LOS ANGELES, CA 90012

(Space above line for Recorder's use)

(PUBLIC AGENCY AGREEMENT)

**AGREEMENT FOR SALE AND PURCHASE OF TAX-DEFAULTED REAL PROPERTY
AND COVENANTS, CONDITIONS, AND RESTRICTIONS.**

**ASSESSOR'S IDENTIFICATION NUMBERS:
3054-024-066, 3054-023-041, 3053-031-011**

This Agreement by and the County of Los Angeles (Seller) and Palmdale Water District (Purchaser), a public agency is made

_____, in accordance with the provisions of
California law.

The real Properties situated within the County of Los Angeles, as set forth and described in Exhibit A of this Agreement, are tax-defaulted and Subject to the Tax Collector's Power to Sell for nonpayment of taxes, pursuant to California Revenue and Taxation Code (R&TC) Section 3691.

THE PARTIES MUTUALLY AGREE AS FOLLOWS:

1. Subject to approval by the California State Controller and the County of Los Angeles Board of Supervisors and subject to termination of redemption rights under the R&TC Section 3803, Seller agrees to sell to Purchaser the real property described in Exhibit A of this Agreement, pursuant to Division 1, Part 6, Chapter 8 of the R&TC.
2. The Purchaser agrees to and shall pay the purchase price for the Property, as stipulated in Exhibit A, which includes the mandated notification costs of this Agreement and which are due and payable within 14 days of the effective date of the sale. The resolution by Purchaser's governing board authorizing the purchase is attached as Exhibit B.

3. NO WARRANTIES OR REPRESENTATIONS

The Seller makes no representation concerning the condition of title to the subject Property. The Seller does not warrant title to the Property or make any representations concerning the title. Additionally, the Seller makes no representation concerning the physical condition of the subject Property and the Purchaser acknowledges that it is not relying upon any statements or representations of the Seller concerning the subject Property, and is purchasing the subject Property in its "as is" condition.

4. PAYMENT OF COSTS

The Purchaser shall pay the purchase price of the Property and costs of the sale, including but not limited to: the cost of giving notice of this Agreement; the cost of publishing or posting the notice of this Agreement; the cost of proceeding to obtain a clear title to the Property; and the expenses incurred in the payment, compromise, or other method of removal of any liens or adverse claims against the Property.

5. CONSIDERATION

The Seller shall sell the Property(s) listed in Exhibit A as a single transaction to the Purchaser in consideration of the receipt of the payments listed in this Agreement.

6. REDEMPTION

If any of the Properties listed in Exhibit A are redeemed prior to the effective date of this Agreement, this Agreement shall be null and void as to that Property or Properties. Notwithstanding the foregoing, this Agreement shall be binding and shall remain in full force and effect with respect to any remaining Property(s).

7. REVIVAL AND RIGHT OF REDEMPTION

This Agreement shall become null and void and the right of redemption restored upon the failure of the Purchaser to comply with the Terms and Conditions of this Agreement prior to the tax deed recordation. The Purchaser will be required to reimburse the Tax Collector for the costs for producing notice, publication, and actual costs incurred for preparing and conducting the Chapter 8 Agreement Sale if these expenses have already been incurred.

8. INDEMNITY

The Purchaser shall indemnify the Seller from and against any and all liability, loss, costs, damages, attorney's fees, and any and all other expenses which the Seller may sustain or incur by reasons of a challenge to the validity of the Sale of the Tax-Defaulted Property described in Exhibit A. Pursuant to R&TC Section 3809, a proceeding based on alleged invalidity or irregularity of any proceeding instituted must be commenced within one year after the date of execution of the Tax Collector's deed.

9. ENVIRONMENTAL CONDITION OF PROPERTY

The Property acquired pursuant to this Agreement may contain hazardous wastes, toxic substances, or other substances regulated by federal, state, and local agencies. The Seller in no way whatsoever assumes any responsibility, implied or otherwise, and makes no representations that the Property(s) are in compliance with federal, state, or local laws governing such substances. The Seller in no way assumes any responsibility, implied or otherwise, for any costs or liability of any kind imposed upon or voluntarily assumed by the Purchaser or any other owner to remediate, clean up, or otherwise bring the Property(s) into compliance according to federal, state, or local environmental laws.

10. COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY ACT (CERCLA)

The Seller and the Purchaser agree that under United States Code, Title 42, Section 9601(20)(d), the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) expressly excludes local and state governments from clean-up liability for properties they acquire as a result of tax delinquencies. Notwithstanding this provision, the Purchaser shall defend, indemnify, and hold harmless the Seller, its Board of Supervisors, officers, claims, actions, liabilities, losses, damages, and costs, including reasonable attorney's fees, arising out of or resulting from the performance of this Agreement, regardless of whether caused in part by a party indemnified hereunder, including but not limited to allegations that the Seller and/or the Seller's officers, directors, agents, employees, or volunteers are liable for costs or other charges related to the remediation, clean up, or other work necessary to bring any Property purchased under this Agreement into compliance with federal, state, or local environmental laws.

11. JURISDICTION BOUNDARIES

If the Purchaser is a district as defined by Government Code 56036(a), the purchased Property must be within the Purchaser's jurisdiction, unless a letter from Purchaser's legal counsel stating that either the influence has been extended by the Local Agency Formation Commission (LAFCO) to include the Property or the Property may be purchased without conflict with sphere of influence parameters.

12. ENTIRE AGREEMENT

This Agreement, with Exhibits A and B, constitute the entire Agreement of the parties.

EXHIBIT A	Real Property Description and Purchase Price
EXHIBIT B	Resolution of Governing Board

APPROVED AS TO FORM:

Dawyn R. Harrison
Interim County Counsel

By Matthew J. D.
Senior Deputy County Counsel

If all or any portion of any individual parcel listed in Exhibit A is redeemed prior to the effective date of this Agreement, this Agreement shall be null and void only as it pertains to that individual parcel.

The undersigned hereby agree to the terms and conditions of this Agreement and are authorized to sign for said agencies.

ATTEST: Gloria A. Dizmang
Palmdale Water District

By: Gloria Dizmang
President,
Board of Directors
Title

(seal)

ATTEST: Board of Supervisors, County of Los Angeles

By: _____
Executive Officer-Clerk

By: _____
Chair of the Board of Supervisors
of the Board of Supervisors

By: _____
Deputy

(seal)

This Agreement was submitted to me before execution by the Board of Supervisors and I have compared the same with the records of County of Los Angeles relating to the real Property described herein.



County of Los Angeles Tax Collector

Pursuant to the provisions of R&TC Section 3775, the Controller agrees to the selling price set forth and, pursuant to the provisions of section 3795 approves the foregoing agreement on this _____ day of _____, 20____ is approved.

BETTY T. YEE
CALIFORNIA STATE CONTROLLER

By: _____
Jennifer Montecinos, Manager
Tax Administration Section

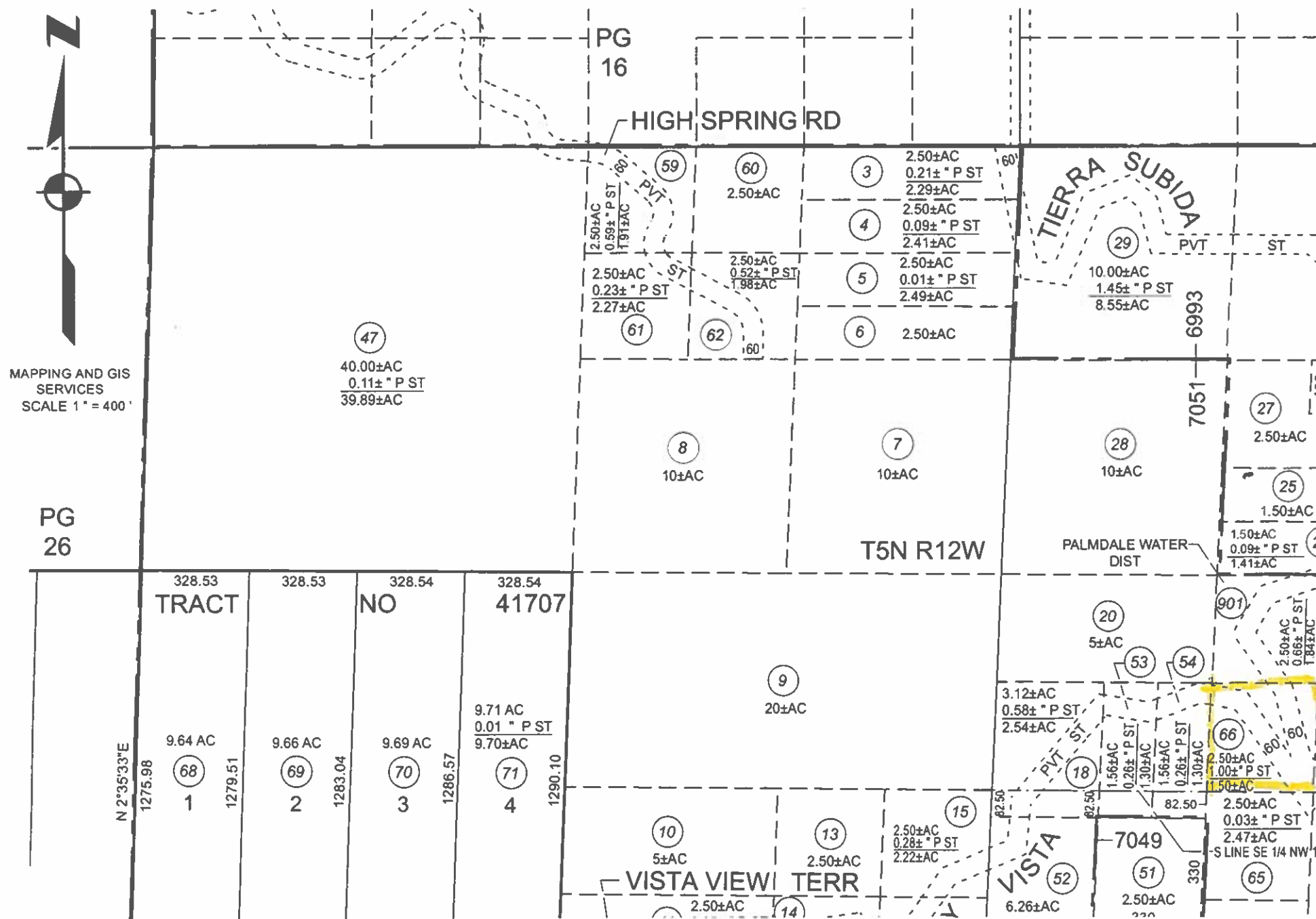
EXHIBIT A

REAL PROPERTY DESCRIPTION AND PURCHASE PRICE

ITEM	DESCRIPTION
Supervisory District	5th
Location	UNINCORPORATED AREA OF ANTELOPE VALLEY
Address	VACANT LOT
Assessor's Identification Number	3054-024-066
Legal Description	*SW 1/4 OF NE 1/4 OF SW 1/4 OF NE 1/4 OF SEC 9 T 5N R 12W
Size/Area	108,249 SQ. FT. (2.49 ACRES)
Agreement Number	2874
First Year of Default	2008
Estimated Purchase Price	\$38,248
Purpose of Acquisition	TO BE USED FOR DISTRICT DISTRIBUTION FACILITIES

ITEM	DESCRIPTION
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Address	VACANT LOT
Assessor's Identification Number	3053-031-011
Legal Description	W 5 ACS OF SE 1/4 OF NE 1/4 OF SW 1/4 OF SEC 13 T 5N R 12W
Size/Area	217,962 SQ. FT. (5.00 ACRES)
Agreement Number	2874
First Year of Default	2008
Estimated Purchase Price	\$68,257
Purpose of Acquisition	TO BE USED FOR DISTRICT DISTRIBUTION FACILITIES

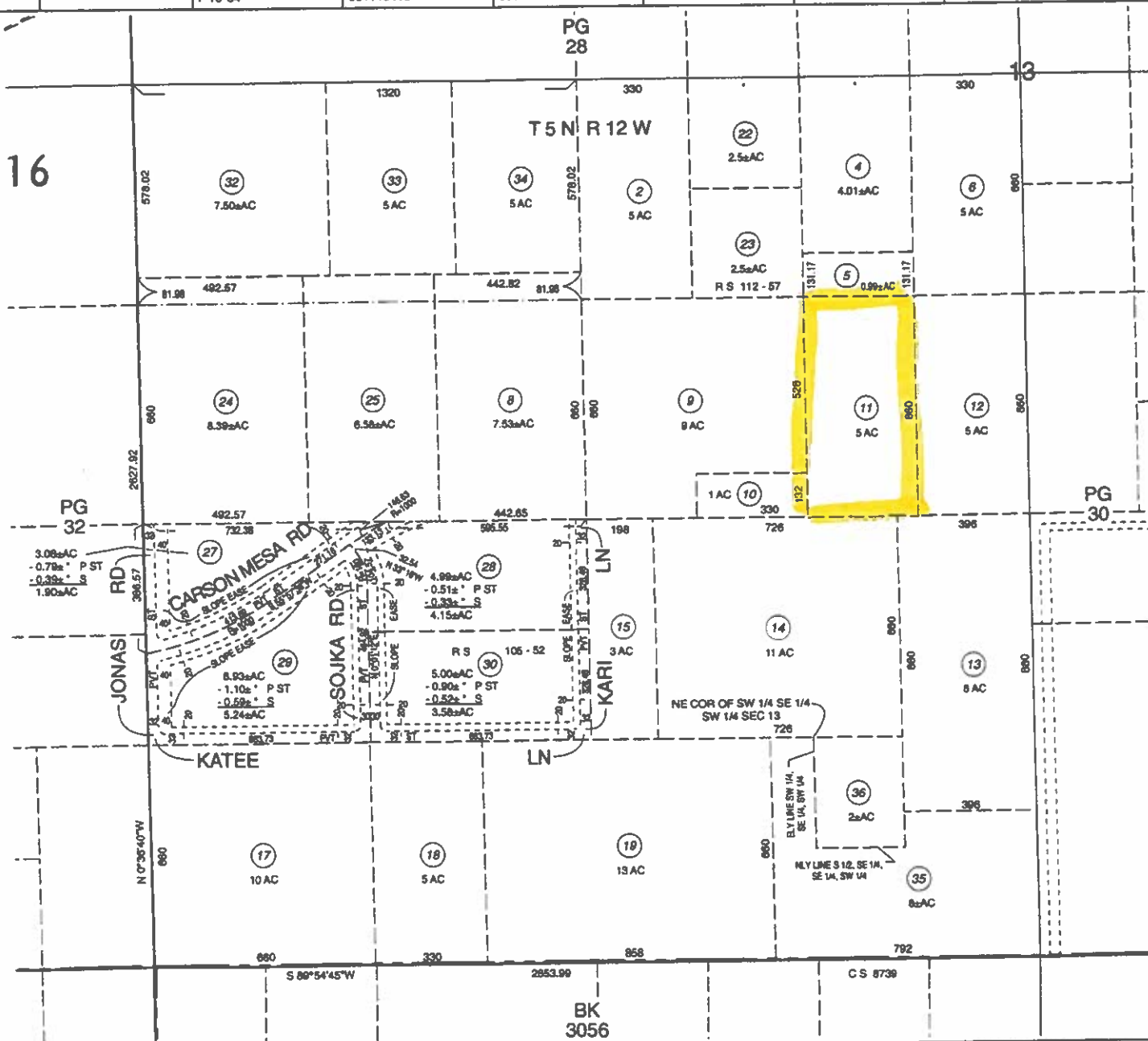
Note: The estimated purchase price of each property is based on the amount due as of September 20, 2023, the anticipated completion date, and includes the projected costs of the Chapter 8 Agreement Sale, which consist of notification, publication, postage, title report, recording, and State and transfer taxes, if applicable.





MAPPING AND GIS
SERVICES
SCALE 1" = 300'

2016



AGREEMENT NUMBER 2874
PALMDALE WATER DISTRICT
ATTACHMENT A

Application to Purchase Tax-Defaulted Property from the County

This application is to be completed by eligible purchasing entities to commence purchase of tax-defaulted property by agreement sale from the county under applicable provisions of the California Revenue and Taxation Code. Please complete the following sections and supply supporting documentation accordingly. Completion of this application does not guarantee purchase approval.

A. Purchaser Information

1. Name of Organization: Palmdale Water District
2. Corporate Structure – check the appropriate box below and provide corresponding information:
☐ Nonprofit – Articles of incorporation
☒ Public Agency – Mission statement (if special district, also provide jurisdiction boundary map)

B. Purchasing Information

Determine which category the property belongs and then check the appropriate box as it relates to the purchasing entity's corporate structure and the intended use of the property.

Category A: Property is scheduled or a Chapter 7 tax sale

- ☐ No Purchase – State / County / taxing agency registering objection to preserve lien only
- ☐ Purchase by State / county / tax agency / revenue district / redevelopment agency / special district to preserve its lien
- ☒ Purchase by State / county / tax agency / revenue district / redevelopment agency / special district for public purpose
- ☐ Purchase by nonprofit for low-income housing or other use to serve low-income persons, or to preserve open space

Category B: Property is **not** scheduled for a Chapter 7 tax sale

- ☐ Purchase by State / County / taxing agency / revenue district / redevelopment agency / special district for public purpose
- ☐ Purchase by nonprofit for low-income housing or other use to serve low-income persons, or to preserve open space

C. Property Detail

Provide the following information. If more space is needed for any of the criteria, consolidate the information into a separate "Exhibit" document and attach accordingly:

1. County where the property(ies) is located: Los Angeles County
2. Each property by Assessor's Identification Number: See Attached Letter
3. State the purpose and intended use for each property: See Attached Letter

D. Acknowledgement Detail

The signature of the purchasing entity's authorized officer

Quint D. LaMunux
Authorized Signature

GENERAL MANAGER
Title

3/2/22
Date



PALMDALE WATER DISTRICT

A CENTURY OF SERVICE

March 2, 2022

BOARD OF DIRECTORS

AMBERROSE MERINO
Division 1

DON WILSON
Division 2

GLORIA DIZMANG
Division 3

KATHY MAC LAREN-GOMEZ
Division 4

VINCENT DINO
Division 5

County of Los Angeles Treasurer and Tax Collector
Chapter 8 Unit
Kenneth Hahn Hall of Administration
225 North Hill Street
Los Angeles, California 90012

RE: OBJECTION TO THE PUBLIC AUCTION OF 2022A TAX SALE PROPERTIES

To Whom It May Concern:

Based on the list of properties in the 2022A Auction Book sent to the District on January 28, 2022, the District objects to the Public Auction of the following tax defaulted parcels:

- 3053-011-006
- 3022-004-026
- 3054-024-066
- 3054-023-041
- 3053-031-011
- 3022-010-048
- 3022-010-049
- 3015-017-005

DENNIS D. LaMOREAUX
General Manager

ALESHIRE & WYNDER LLP
Attorneys



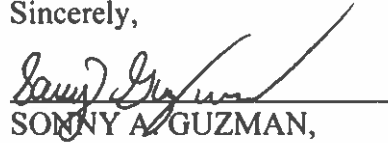
The District would like to pursue the purchase of said parcels through a Chapter 8 Agreement. The parcels are to be used for District distribution facilities.

Enclosed please find a check in the amount of \$800.00 for the preliminary research fee of \$100.00 per property along with the Mission and Vision Statements of the Palmdale Water District and a completed copy of the form SCO 8-16.

Los Angeles Treasurer and Tax Collector
March 2, 2022
Chapter 8 Unit

Please feel free to contact me at (661) 456-1065 if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Sony A. Guzman", is written over a horizontal line.

SONY A. GUZMAN,
Engineering Technician
SAG/sag

**PALMDALE WATER DISTRICT
RESOLUTION NO. 22-15**

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE
PALMDALE WATER DISTRICT AUTHORIZING THE PURCHASE
OF TAX DEFAULTED PROPERTIES
APN 3054-024-066, APN 3054-023-041, AND APN 3053-031-011**

WHEREAS, the real properties described as Assessor's Identification Numbers (AIN) 3054-024-066, 3054-023-041, and 3053-031-011 are situated within and/or adjacent to the boundaries of the Palmdale Water District ("District"), and the District has an interest in acquiring said properties; and

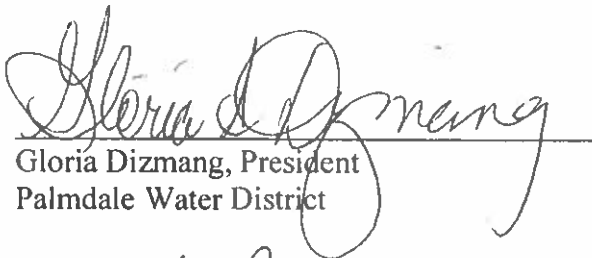
WHEREAS, said real properties are tax defaulted and subject to the power of sale by the tax collector of Los Angeles County for the non-payment of taxes, pursuant to provision of law.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors of the Palmdale Water District authorizes the Palmdale Water District to purchase said tax defaulted properties.

BE IT FURTHER RESOLVED, that the Board of Directors of the Palmdale Water District authorizes the Palmdale Water District to pay the total purchase price listed for each real property described, including all costs related to the purchase, including, but not limited to, cost of notification, cost of publication, cost of postage, title report fee and Forfeited State Lands Fee.

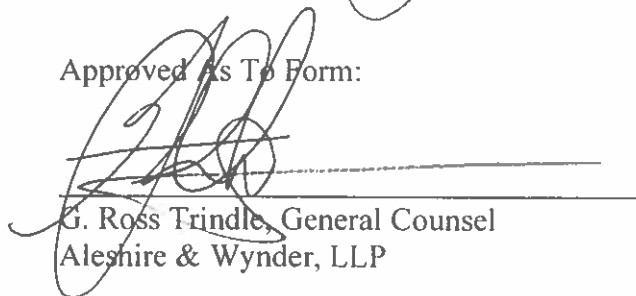
BE IT FURTHER RESOLVED, that District staff is hereby authorized and directed to prepare such additional documents and take such further actions as may be necessary to implement this Resolution.

PASSED, APPROVED, AND ADOPTED at a Regular Meeting of the Board of Directors of the Palmdale Water District held on May 23, 2022.


Gloria Dizmang, President
Palmdale Water District


Kathy Mac Laren-Gomez, Secretary
Palmdale Water District

Approved As To Form:


G. Ross Trindle, General Counsel
Aleshire & Wynder, LLP



PALMDALE WATER DISTRICT
A CENTURY OF SERVICE

BOARD OF DIRECTORS

AMBERROSE MERINO
Division 1

DON WILSON
Division 2

GLORIA DIZMANG
Division 3

KATHY MAC LAREN-GOMEZ
Division 4

VINCENT DINO
Division 5

MISSION OF THE PALMDALE WATER DISTRICT

The Mission of the Palmdale Water District is to provide high quality water to our current and future customers at a reasonable cost.

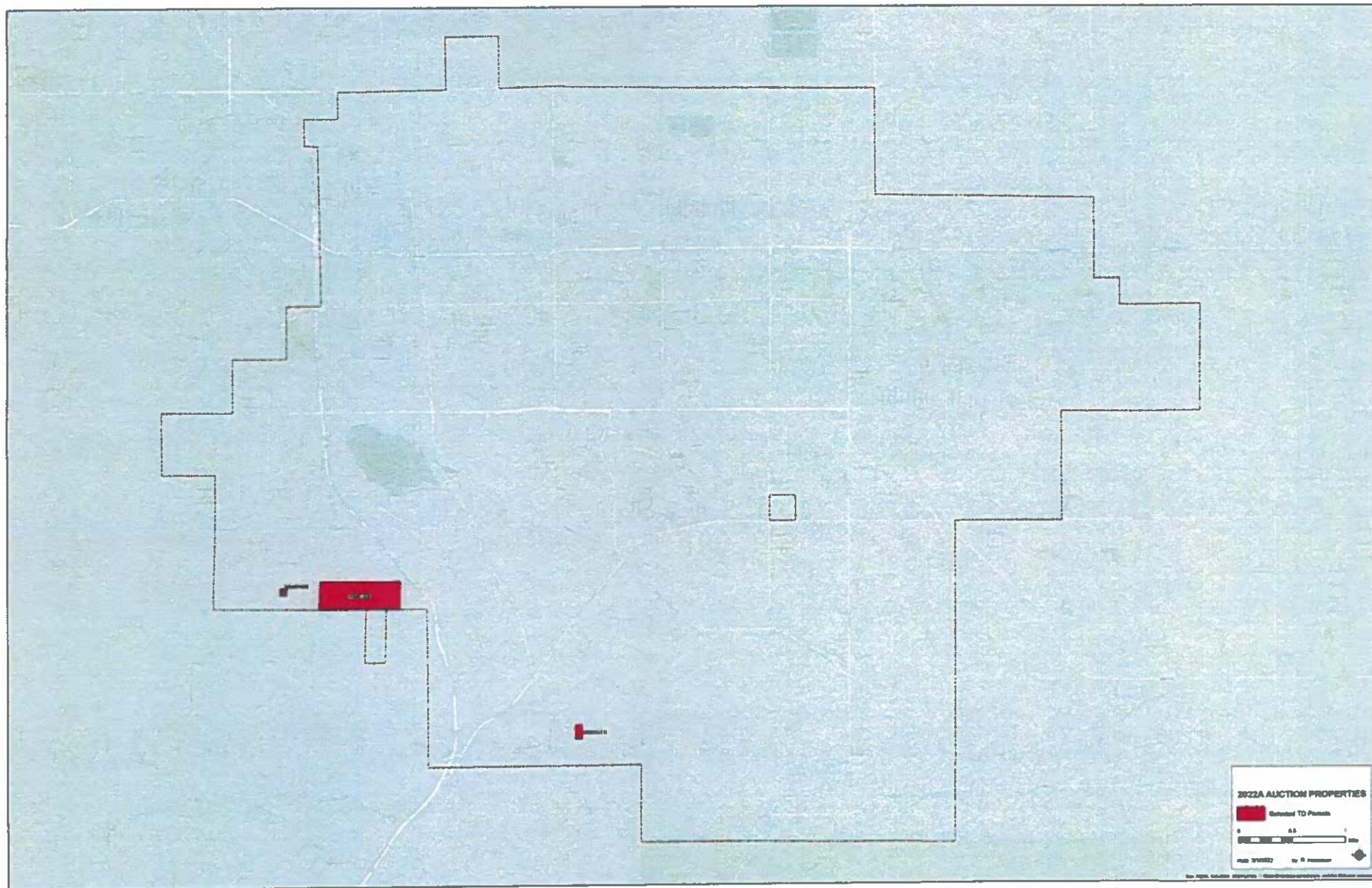
DENNIS D. LaMOREAUX
General Manager

ALESHIRE & WYNDER LLP
Attorneys

VISION STATEMENT

The PWD will strive for excellence in providing high quality, reasonably priced water in a growing Antelope Valley by participating in local and regional water issues as a strong advocate for our customers, public education, asset management, water conservation, planning and securing additional water supplies, continuing our commitment to operate efficiently with the help of emerging technologies, challenging, motivating and rewarding our employees and offering premium customer service in all we do.





2022A AUCTION PROPERTIES